ANDY COOK
CPA

Accountant's Disclaimer

The Hammocks POA
ATTN: The Board of Directors
P.O. Box 400
Edisto Island, SC 29438

The accompanying prepared financial statements of The Hammocks POA, which comprise the Statement of Financial Position–Modified Cash Basis as of August 31, 2026, the related Statement of Earnings Budget to Actual–Modified Cash Basis for the one month and eight months then ended, the related supporting schedules and changes in equity for the years then ended, were not subjected to an audit, review, or compilation engagement by me and I do not express an opinion, a conclusion, nor provide any assurance on them.

Edisto Island, SC
September 9, 2026

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The Hammocks, POA
Statement of Assets, Liabilities& Equity-Modified Cash Basis
As of August 31, 2026

	Aug 31, 26
ASSETS	
Current Assets	
Checking/Savings	
1st Federal MM	47,251.37
Enterprise Operating 4722	28,048.32
Total Checking/Savings	75,299.69
Accounts Receivable	
Accounts Receivable	1,731.63
Total Accounts Receivable	1,731.63
Total Current Assets	77,031.32
Fixed Assets	
Accumulated Depreciation	-15,726.55
Machinery and Equipment	34,726.55
Total Fixed Assets	19,000.00
TOTAL ASSETS	**96,031.32**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Construction Deposits	3,000.00
Unearned Revenue	1,731.63
Total Other Current Liabilities	4,731.63
Total Current Liabilities	4,731.63
Total Liabilities	4,731.63
Equity	
Retained Earnings	55,478.08
Net Income	35,821.61
Total Equity	91,299.69
TOTAL LIABILITIES & EQUITY	**96,031.32**

***No assurance or disclosures are issued with these statements.**

The Hammocks, POA
Statement of Income & Expense-Modified Cash Basis
August 2026

	Aug 26	Budget	$ Over Budget	Jan - Aug 26	YTD Budget	$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
ARB Fees / Income				100.00	8,513.00	-8,413.00	8,513.00
Revenue - Inside Gate				89,377.90	90,000.00	-622.10	90,000.00
Revenue - Jan Savage	71.40	35.00	36.40	71.40	285.00	-213.60	425.00
Total Income	71.40	35.00	36.40	89,549.30	98,798.00	-9,248.70	98,938.00
Gross Profit	71.40	35.00	36.40	89,549.30	98,798.00	-9,248.70	98,938.00
Expense							
Accounting Fees	712.00	462.00	250.00	4,851.00	3,696.00	1,155.00	5,544.00
ARB Expense		17.00	-17.00		136.00	-136.00	200.00
Fed/State/Prop Taxes					475.00	-475.00	475.00
Hammocks Social / Website		4.00	-4.00	45.19	38.00	7.19	54.00
Insurance-D&O, Liab		440.00	-440.00	4,227.14	3,515.00	712.14	5,275.00
Legal		21.00	-21.00		168.00	-168.00	250.00
Licenses & Fees		21.00	-21.00	75.00	166.00	-91.00	250.00
Maintenance - Grounds Other		42.00	-42.00		336.00	-336.00	500.00
Maintenance - Inside Gate	725.00	847.00	-122.00	6,260.00	6,776.00	-516.00	10,164.00
Maintenance - Jan Savage	1,695.00	1,573.00	122.00	13,560.00	12,584.00	976.00	18,876.00
Maintenance - Security Gate	131.90	350.00	-218.10	2,628.37	2,800.00	-171.63	4,200.00
Miscellaneous Expense		4.00	-4.00		34.00	-34.00	50.00
Office Supplies		23.00	-23.00	167.48	184.00	-16.52	275.00
Postage				296.30		296.30	
Road Maintenance - Inside Gate	23.41	292.00	-268.59	2,689.82	2,332.00	357.82	3,500.00
Road Maintenance - Other		41.00	-41.00		335.00	-335.00	500.00
Road Maintenance -Jan Savage	1,996.12	542.00	1,454.12	2,755.45	4,332.00	-1,576.55	6,500.00
Telephone - Security Gate		48.00	-48.00	415.55	383.00	32.55	575.00
Tractor Repair		62.00	-62.00	100.24	502.00	-401.76	711.00
Trash Disposal - HD Landscaping	800.00	800.00		6,400.00	6,400.00		9,600.00
Utilities - Security Gate		42.00	-42.00	418.61	332.00	86.61	500.00
Utilities - Wastewater Pump	95.45	50.00	45.45	282.31	400.00	-117.69	600.00
Wastewater	2,065.60	1,146.00	919.60	8,642.30	9,168.00	-525.70	13,750.00
Total Expense	8,244.48	6,827.00	1,417.48	53,814.76	55,092.00	-1,277.24	82,349.00
Net Ordinary Income	-8,173.08	-6,792.00	-1,381.08	35,734.54	43,706.00	-7,971.46	16,589.00
Other Income/Expense							
Other Income							
Interest Income	56.32	12.00	44.32	87.07	101.00	-13.93	150.00
Misc. Income		8.00	-8.00		68.00	-68.00	100.00
Transfer to MM from Operating	900.00	900.00		7,200.00	7,200.00		10,800.00
Total Other Income	956.32	920.00	36.32	7,287.07	7,369.00	-81.93	11,050.00
Other Expense							
Transfer from Operating to MM	900.00	900.00		7,200.00	7,200.00		10,800.00
Total Other Expense	900.00	900.00		7,200.00	7,200.00		10,800.00
Net Other Income	56.32	20.00	36.32	87.07	169.00	-81.93	250.00
Net Income	**-8,116.76**	**-6,772.00**	**-1,344.76**	**35,821.61**	**43,875.00**	**-8,053.39**	**16,839.00**

*No assurance or disclosures are issued with these statements.

The Hammocks, POA
A/R Aging Summary
As of August 31, 2026

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Lot 04 Garvin, James W.	0.00	40.38	0.00	0.00	1,615.32	1,655.70
Lot 22 Merritt, Corey C. & Debra M.	0.00	0.00	0.00	0.00	75.93	75.93
TOTAL	**0.00**	**40.38**	**0.00**	**0.00**	**1,691.25**	**1,731.63**

The Hammocks, POA
A/R Balance by Item
As of August 31, 2026

	Type	Date	Num	Name	Account	Open Balance
Service						
Dues						
	Invoice	01/02/2026	1777	Lot 04 Garvin, James W.	Unearned Revenue	1,500.00
Total Dues						1,500.00
Late Fees						
	Invoice	02/26/2026	1811	Lot 04 Garvin, James W.	Unearned Revenue	37.50
	Invoice	02/26/2026	1813	Lot 22 Merritt, Corey C. & Debra M.	Unearned Revenue	37.50
	Invoice	03/23/2026	1815	Lot 22 Merritt, Corey C. & Debra M.	Unearned Revenue	38.43
	Invoice	03/23/2026	1816	Lot 04 Garvin, James W.	Unearned Revenue	38.43
	Invoice	06/01/2026	1818	Lot 04 Garvin, James W.	Unearned Revenue	39.39
	Invoice	08/20/2026	1819	Lot 04 Garvin, James W.	Unearned Revenue	40.38
Total Late Fees						231.63
Total Service						1,731.63
TOTAL						**1,731.63**